

SEND TAX NOTICE TO:  
Michael G. Sowell and Terri N. Sowell  
268 Highland Park Drive  
Birmingham, Alabama 35242

This instrument was prepared by  
Frank Steele Jones  
Frank Jones & Associates, LLC  
2633 Valleydale Road Suite 200  
Birmingham, AL 5244

CORPORATE WARRANTY DEED

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
Shelby COUNTY )

That in consideration of Five Hundred Thirteen Thousand Dollars and No Cents (\$513,000.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, GMFS, LLC, by and through its Managing Member, John T. Brown, Jr. (herein referred to as the "Grantor"), grants, bargains, sells and conveys unto Michael G. Sowell and Terri N. Sowell (herein referred to as the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1731-A, according to the Re-Subdivision of Highland Lakes, 17<sup>th</sup> Sector, an Eddleman Community as recorded in Map Book 27 page 90 in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, 17<sup>th</sup> Sector, recorded in Inst. #2000-41317 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2007, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$410,400.00 of the purchase price is paid for with a 1<sup>st</sup> mortgage which is being simultaneously recorded herewith.  
\$76,950.00 of the purchase price is paid for with a 2<sup>nd</sup> mortgage which is being simultaneously recorded herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And I, on behalf of the Corporation do for myself and the Corporation, its successors and assigns, covenant with the said Grantee, its successors and assigns, that the Corporation is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Corporation has a good right to sell and convey the same as aforesaid; that I, on behalf of the Corporation, shall for myself and the Corporation, its successors and assigns, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9 day of July, 2007.

Shelby County, AL 07/17/2007  
State of Alabama

Deed Tax: \$26.00

GMFS, LLC

X [Signature] (Seal)  
By: John T. Brown, Jr., Managing Member

STATE OF LOUISIANA )  
 )  
East Baton Rouge COUNTY )

Corporate Acknowledgment

I, Byron Kantraw, Jr., a Notary Public in and for said County, in said State, hereby certify that GMFS, LLC, by and through its Managing Member, John T. Brown, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 9 day of July, 2007.

[Signature]  
Notary Public

My Commission Expires:  
at death